

Acton Historic District Commission
Meeting October 26, 2010
Minutes

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TOWN CLERK, ACTON

Meeting called to order at 7:30PM.

Present were Kathy Acerbo Bachman, Chair, David Honn, Ron Rose, Michaela Moran, Scott Kutil, David Barrat and Mike Gowing, BoS liaison.

There were no citizens' concerns.

On motion duly seconded and after discussion the Minutes of the Meeting of September 29, 2010 were passed unanimously.

7:40 Membership: BoS agenda committees Pam? Membership No contact from Volunteer Coordinating Committee yet. Anita Rogers is considering becoming a member. She would be the third architect on the commission, taking the pressure away from DH and RR. She has lots of experience with the town's districts.

Maya is an alternate member after the birth of her baby in May, 2010. She remains on the HDC and attends when she can. Is this acceptable? DB We can tolerate this as long as the workload is light. She offers great insight. We need alternatives for times when regular members must recuse themselves. We are supposed to have seven regular members and three alternatives. RR It is better to have someone who is active. DH We can better reassess the situation after we have increased our regular membership. MM We need regular attendance. We need members who are not in any of the historic districts. But we need to have members keep current and this requires regular attendance. I would love to have her back when she can attend. If she can't attend, it would be better for her to resign. Maybe she could bring her baby.

DB will talk to Aaron Goff about painting his chimney to match the other chimney.

The West Acton sign is en route. The Acton Women's Club is going before the BoS and CPC. MM and KAB discuss. The application has been filed with the clerk. We will need a public hearing for the patio. RR this is not an addition to the building; it is flat work. SK the proposed work needs a public hearing. KAB and DB agree that a public hearing is needed.

The matter with Steven Su will be given to town counsel.

The Terans' application will need a designation of make and model of submitted before we can approve the window replacement. This can be from cut sheets. SK Why not approve a window that has a vinyl clad frame but a wood sash based on a Pella Architectural Series. The Terans want an extension. MM Extend the application for certificate of applicability for one year. A letter will be sent to the Terans notifying them of the extension but not of the conditions under which the CoA would be granted.

18 Windsor Avenue-Door conversion, Application #1032 This project is going to CPC. The HDC will hold a public hearing concerning the doors and will send letters out to the neighbors as a way to do public outreach. KAB will send notice to the Beacon.

Theater III Application #1031 DH will write a letter "To Whom It May Concern" to be put in the packet in support of their application to CPC. We will cc the Board of Selectmen, HDC and CPC.

Application #1033 DB has left voice mail will try to contact by email.

Application #1039 554 Mass. Ave. Probably a certificate of non-applicability. MM to make that determination.

Application #1040-Alterations to Exchange Hall: SK called Glen Burger. Referring to letter reports that applicant no longer wants to demolish the two buildings associated with Exchange Hall. The permit for alteration work on Exchange Hall was issued 12/21/2007 and was extended for a year to 12/21/2008. Brian Bendig was the former chair. Referring to application Glen Berger had one extension and had to start work by 12/21/08. Once started he could go on for ever. The original permit provided for the demolition of two buildings located at 129-131 Main Street. He now wants to install snow guards and wants to know what needs to be done to get CPC funds. He needs to finish the work to get CPC funding. They had originally funded his replacement of the slate roof. KAB to contact Roland Bartl. SK will contact Glen Berger concerning Berger's intentions with the two buildings.

Application 1041 – 18 Wright Terrace Information is needed concerning the make and model of the of the shingle to be used to replace the current roof on the house.

The owners of 33 Windsor Avenue never applied for certificate for the alterations on the rear-facing left side of the house. The Hickeys believed that it was not visible from the street and, therefore, not in our jurisdiction. However a portion of the overhang over the new rear entrance is visible from

Windsor Avenue. Other members of HDC to view the offending structure to evaluate the impact.

Application # 1036-37 Windsor Avenue-Replacement of a small section of fence attached to a deck at the rear of the house. After discussion of the four designs shown in attached brochure MM moved for a Certificate of Appropriateness for the lattice-topper model fence from Arrow Fence Company shown in the upper left photo of the Arrow Fence Co. The C of A is conditioned on the owner painting the fence.

8:30 Acton Women's Club Application #1024. Present from the AWC were Carolyn Kilpatrick, Pat TeDuits and Lori Megdal. AWC presented the latest designs for the planned ramped entrance to the right side of the building. All appear to be what RR called for. The bench is centered, steps widened, the rail is eliminated, there is another block landing, mahogany flooring at the entranceway, the sloped walk is on axis with the window bench. The stone block railing is eliminated. There are lights on both left side door and right side door.

SK MM The town needs to be contacted about the proposed electric light post in the town common. KAB will contact Dean Charter. AWC will need town permission to place a light post there. AWC will need a public hearing before being eligible for CPC funds. The application is as of today. In addition they will need variances from the Architectural Access Board.

DH The plan looks better than before. The railing adjacent to the stairs needs to extend beyond the riser to avoid code violation.

RR Thinks it looks wonderful. There may be a question regarding the turn in on the rail.

KAB We have a time line. the plan looks fine. We need a public hearing ASAP. After the close of the hearing we can vote. We need DC's input regarding the light post placement in the town common. RR to submit a letter in support of the project for CPC funding. MM and KAB will meet with the BoS. AWC will have the CPC application in on November 15, 2010.

This year the CPC asked the BoS for presentation and ranking of town-owned properties for CPC funding. HDC will write a letter for the AWC project even though it isn't a CPC project.

9:00 HDC/HC collaborations: We will co-sponsor walking tours with HC. HC wants a wholesale approval of plaques. We didn't process this. Woodbury Lane is a 12-year project. The building is endangered. HC will press forward and get estimates for restoration costs. Where is HC now? The matter is in our lap for design. Both DH and RR are involved in the design process. There are a "bunch" of designs, photos, slides that MM and Kimberly Connors-Hughes will assemble. MM is elected to present the matter to the BoS and keep HC up to date. A date to appear before CPC was requested. We have not heard which date it will be.

We should bring to HDC for approval but how could we do that? KAB will talk to town counsel about the best way to advocate for the building with an arms-length perspective. She will also talk to RB. DH We need to redo sketches and perspectives and include the use of aerial photos and include notations concerning various urban planning schema. DC was told he was to make the presentation. HC made a proposal to rehab the property but was shot down. MG If MM and KCH make a joint package by 2PM tomorrow it will go into the selectmen's packet. SK We should consider paring down costs and phasing in restoration. RR Perhaps the building could be used as a one-person office for service facilities. MM will have a skeletal proposal for the BoS packet and will supplement the presentation at the hearing. It may not be funded on the first try.

Other projects: DH and RR to look at 57 Robbins Road; there was no response to our letter regarding the Spruce Street/Arlington Street project. The MHC liked our letter to the MBTA. The 106 review is not complete. There will be a special meeting next week on Thursday, 11/4/10 at 6:30 to discuss architectural solutions for the South Acton train station.

The Meeting was adjourned at 10:02PM.

Respectfully submitted


David T. Barrat,
Secretary